



**NIAGARA REGIONAL HOUSING**

*Campbell East, 3<sup>rd</sup> Floor  
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 Phone: (905) 682-9201  
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**12-116-2.1.**  
 November 2, 2012  
 Page 1 of 6

**Members:**

- Karen Murray, Chair  
Public-at-large,  
St. Catharines
  
- Henry D'Angela, Vice-Chair  
Councillor, Thorold
  
- Betty Ann Baker, Secretary  
Stakeholder, Welland
  
- Catherine Jolliffe, Treasurer  
Stakeholder, Welland
  
- David Barrick,  
Councillor, Port Colborne
  
- Karen Blackley  
Stakeholder, Thorold
  
- Shirley Cordiner  
Public-at-Large, Fort Erie
  
- Barbara Hannah  
Tenant, Niagara Falls
  
- Alan King  
Stakeholder, Welland
  
- George Marshall  
Councillor, Welland
  
- John Osczytko  
Public-at-Large, Welland
  
- Patrick O'Neill  
Stakeholder,  
Niagara-on-the-Lake
  
- Tim Rigby,  
Councillor St. Catharines
  
- Ronna Katzman  
Councillor, St. Catharines

**Minutes**

**NIAGARA REGIONAL HOUSING  
 Board of Directors Meeting**

**#115 - 2012**

NRH Boardroom  
 Campbell East, 3<sup>rd</sup> Floor  
 2201 St. David's Road  
 Thorold, ON

**Friday, September 28, 2012 9:00 A.M.**

**Attendees**

**Directors/**

**Members:** K. Murray (Chair), S. Cordiner, D. Barrick, H. D'Angela,  
 G. Marshall, T. Rigby, K. Blackley, C. Jolliffe, A. King,  
 P. O'Neill

**Regrets:** B. Baker, B. Hannah, R. Katzman, J. Osczytko

**NRH Staff:** L. Beckwith, M. MacLellan, M. Fearnside, L. Mariage

**Regional Staff:** K. Chislett, Commissioner Community Services;  
 D. Mino, Program Financial Analyst

A quorum being present, the meeting was called to order at: 9:11 A.M.

**1. Adoption of Agenda/Declaration of Conflict**

*Moved by T. Rigby  
 Seconded by P. O'Neill*

***That the agenda be adopted***

**CARRIED**

No conflicts were declared.

## 2. Approval of Minutes

### 2.1. Minutes of August 24, 2012 Meeting

*Moved by H. D'Angela  
Seconded by S. Cordiner*

***That the minutes of the August 24, 2012 meeting be adopted.***

CARRIED

### 2.2 Business Arising

2.2.1 10-Year Capital Plan – Variance from Previous 10 Year Plan – Report 12-115-2.2.1

*Moved by K. Blackley  
Seconded by S. Cordiner*

***That the Niagara Regional Housing board receives the report for information.***

CARRIED

## 3. New Business

### 3.1. Proposed Board of Directors Meeting Schedule – 2013 – Report 12-115-3.1

The Board of Directors was reminded that the next Board meeting is in November not October, an e-mail to be sent.

Action by: L. Mariage

*Motion by S. Cordiner  
Seconded by G. Marshall*

***That the proposed Board of Directors Meeting Schedule-2013 be adopted.***

CARRIED

### 3.2 Operational Reviews Semi-Annual Status Report January 2012 – June 2012 – Report 12-115-3.2

*Motion by A. King  
Seconded by C. Jolliffe*

***That the Niagara Regional Housing board receives the report for information purposes.***

CARRIED

### 3.3 2013 Operating Budget – Report 12-115-3.3

A new financial statement and pie chart was distributed and reviewed. The August month-end results are confirming an over-expenditure in the housing provider subsidy line for year end. This account, which represents 43% of the NRH budget, is based on a legislated subsidy model that is subject to inflationary increases set by the province.

When staff applied the recently-received inflationary increases for 2013, the net result was a projected shortfall of \$250,000 in the 2013 budget which had been determined based on the guidance amount.

Staff are requesting additional funding outside of guidance to offset this expenditure.

There was considerable discussion about the increase and the implications of exceeding guidance. The Board wanted assurance that every effort was being made to control expenditures and identify areas of potential savings. The Board agreed that the request could go forward to Council within the context of a business case that identified the consequences of not receiving the additional funding.

K. Blackley questioned if it would be cost effective to install utility meters making tenants responsible for their utilities.

Action by: L. Beckwith

D. Barrick joined the meeting at 9:40am

*Motion by T. Rigby  
Seconded by A. King*

***That the Niagara Regional Housing board approves the budget within the context of providing Council with the consequences of non- approval of additional funding.***

CARRIED

### 3.4 Multi-Year Operating Budgets – Report 12-115-3.4

*Motion by P. O'Neill  
Seconded by T. Rigby*

***That the Niagara Regional Housing Board receives the report for information.***

CARRIED

**3.5 Risk Management Framework – Housing Providers – Report 12-115-3.5**

The Board provided direction on how both the NRH Board and Regional Council could be involved in taking action for those providers who are experiencing difficulty and require legislative remedies.

*Motion by G. Marshall  
Seconded by T. Rigby*

***That staff seek legal advice on how the NRH Board and Council be involved in the application of legislative remedies for providers.***

CARRIED

**3.6 Results from Strategic Planning Session – Report 12-115-3.6**

*Motion by G. Marshall  
Seconded by T. Rigby*

**That the results from Strategic Planning Session be deferred until after 11:00 AM to allow the Board to maintain quorum.**

CARRIED

**BREAK 11:00 AM to 11:20 AM**

A. King was presented with heartfelt thanks and appreciation for 10 years of dedicated service. K. Murray presented on behalf of the Board, L. Beckwith on behalf of staff and M. MacLellan on behalf of the Tender Evaluation Committee.

T. Rigby and H. D'Angela left the meeting at 11:10 A.M.

A. Swigger joined the meeting at 11:20 A.M.

L. Beckwith introduced A. Swigger to the Board.

**3.6. Results from Strategic Planning Session – Report 12-115-3.6**

L. Beckwith provided a PowerPoint presentation on the results from the Strategic Planning session and asked for direction on what the 4-5 goals should be for the 2013 – 2017 Strategic Plan.

The Board agreed that the five goals identified during the August session could be reduced to 3 or 4 goals such as Funding (sustainability); Network (all parties involved in affordable housing); People (persons within our communities) and Awareness.

Action by: L. Beckwith

K. Chislett, Commissioner Community Services gave update on cancellation of OW – ODSP community start-up money.

**4. General Manager's Report**

**4.1 Statement of Revenue, Expenditures & Accumulated Surplus – August 2012 –  
Report 12-115-4.1**

*Motion by S. Cordiner  
Seconded by C. Jolliffe*


***That the Niagara Regional Housing Board of Directors direct any NRH  
surpluses to be applied to NRH owned units.***

CARRIED

D. Barrick and G. Marshall had to leave, with their departure, quorum would be lost. Those who were able to stay for a few more minutes were invited to do so for presentations requiring no decisions.

12:15 P.M. - the meeting ended.

Minutes Approved:

  
Chair

  
Vice-Chair

K. Murray, S. Cordiner, K. Blackley, C. Jolliffe, A. King and P. O'Neill stayed for a few minutes after the meeting for presentations of items 7.2. and 9 below.

5. Chair's Report

6. Committee Meeting Minutes

6.1 Governance Discussion Meeting, T. Rigby, Chair

6.2 Provider Advisory Group, C. Jolliffe Chair

Minutes of the May 29, 2012 meeting

7. For Information

7.1 Action List from Previous Meetings

**7.2 CASTLE Project Funding – Public Health, PHD 30-2012 - 12-115-7.2**

M. MacLellan presented information on Creating Access to Screening and Training in the living Environment (Cancer Screening Rate Improvement)

8. Presentation –

**9. Other Business**

K. Murray presented a certificate from the Mayor, council and citizens of St. Catharines to NRH for a successful partnership in the grand opening of City View Heights.

K. Murray also presented a certificate from the Mayor, council and citizens of St. Catharines to NRH in recognition of the 10<sup>th</sup> year anniversary.

**10. Next Meeting**

Friday, November 2, 2012

NRH Board Room, Campbell East, 3rd floor  
2201 St. David's Road, Thorold, ON

The discussion ended at 12:30 P.M.